

3. EXISTING LAND USE

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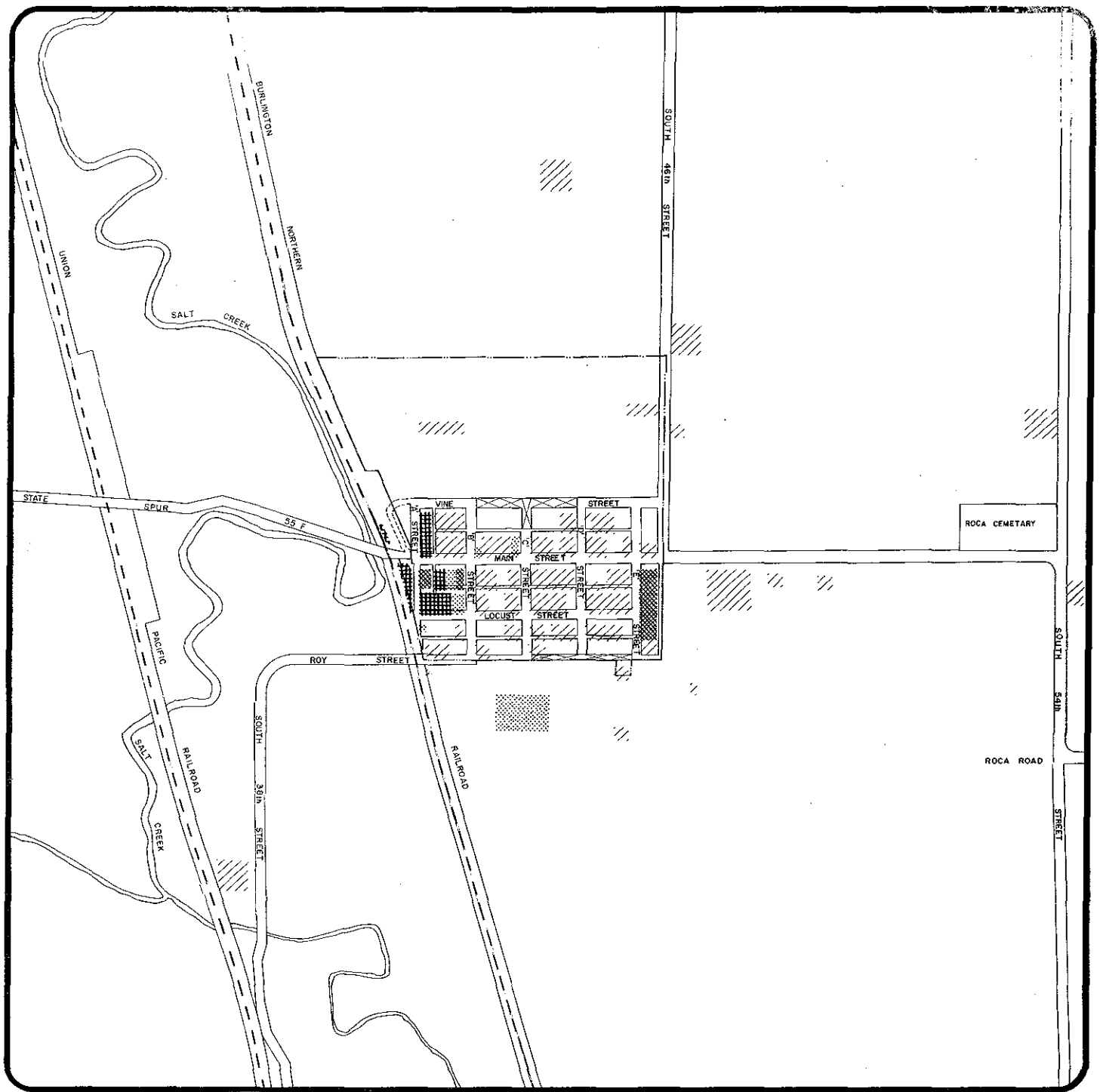
The land use patterns that exist today form the nucleus upon which the future growth of the Village will occur and the arrangement of the existing land uses determine to a large extent the future arrangement of land uses in the planning period.

Roca currently contains a range of land uses, including residential, commercial, public and semi-public, and industrial (see map #5). They are arranged in a relatively compact linear pattern following Main Street, with industrial uses centering on Main Street and the railroad, commercial use in the Main Street and "A" Street area and at Main and "E" Street, public uses centered in the downtown area and residential uses abutting these uses to the north and south of Main Street.

Table 3 lists the land use acreage totals for the Village for the years 1961, 1970 and 1976. Note that of the total 91.8 acres of land within the corporate limits only 39.7 acres, or 43%, are developed. Each land use area is discussed briefly below.

Residential

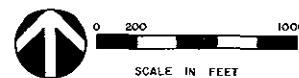
The residential areas of the Village occupy 33% of the developed land. The arrangement of homes generally borders Main Street to a depth of one block with additional homes occurring in the next block to the south. Residential use is almost entirely single family at this time, with three trailers located on a small trailer court in the northeast corner of town and three other trailers distributed to the south of Main Street. According to the Community Attitude Survey, deterioration of older housing is considered as the most serious housing problem in the area. The community goals address this problem in the housing goal "Preserve and



- VACANT & AGRICULTURAL
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC & SEMI-PUBLIC

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ROCA, NEBRASKA COMPREHENSIVE DEVELOPMENT PLAN



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TABLE 3

LAND-USE ACREAGE TOTALS FOR ROCA, NEBRASKA

	January, 1961	January, 1970	January, 1976
Population (Persons)	123	118	125 ⁽¹⁾
Dwelling Units (Number)	44	47	50
Population/Dwelling Units	2.8	2.5	2.5
Single-Family and Trailers	9.1	12.4	13.1
Subtotal Residential:	9.1	12.4	13.1
Commercial	0.4	0.5	1.7
Public and Semi-public	1.6	1.7	0.4
Parks and Playgrounds	--	--	0.4 ^(need) (3.1)
Industry--Light	1.4	1.4	2.0
Industry--Heavy	--	0.1	0.1
Railroad	6.5	6.5	6.5
Subtotal Nonresidential:	9.9	10.2	11.1
Streets	15.5	15.5	15.5
Subtotal Developed:	34.5	38.1	39.7
Vacant and Agriculture	57.1	53.7	52.1
Total	91.6	91.8	91.8

(1) Estimated January, 1976, population.
Source: Lincoln City-Lancaster County Planning Department

maintain existing housing areas and remove or upgrade deteriorating buildings." Additional residential problems concern lack of available housing and lack of available land.

Commercial and Industrial Uses

The few commercial uses in the Village are located in the Village Center and Action Auction is located on the old school site on the east edge of the Village, south of Main Street. Commercial uses are of significant importance to the Village. The Community Attitude Survey indicated that 95% of the respondents felt the business district was in poor condition and 87% were in favor of attracting new business to the Village. Because of the present inadequacy of commercial services in Roca some 97% of the respondents do half or more of their shopping in Lincoln.

Industrial land use is located generally adjacent to the Burlington Railroad on the west edge of the Village and consists of the grain elevator and various storage facilities.

Public and Semi-Public Land Use

Public and semi-public land includes the Post Office, Village Hall, Village Park and Methodist Church. These uses are located in or near the Village Center and are easily accessible to the residents. Other public uses such as the well house are distributed through or near the Village.